143.0	0008	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,000 / 826,000
					USE VALUE:	826,000 / 826,000
					ASSESSED:	826,000 / 826,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAZILE ROBERT E/ETAL	
Owner 2:	BRAZILE JULIANA H	
Owner 3:		
Street 1:	56 COOLIDGE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,750 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1893 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4750.000	375,300	700	450,000	826,000
Total Card	0.109	375,300	700	450,000	826,000
Total Parcel	0.109	375,300	700	450,000	826,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.40 | /Parcel: 436.4

Legal Description

User Acct

93286

GIS Ref

GIS Ref

Insp Date

04/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0008-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	375,400	700	4,750.	450,000	826,100	826,100	Year End Roll	12/18/2019
2019	101	FV	290,600	800	4,750.	421,900	713,300	713,300	Year End Roll	1/3/2019
2018	101	FV	290,600	800	4,750.	348,800	640,200	640,200	Year End Roll	12/20/2017
2017	101	FV	290,600	800	4,750.	320,600	612,000	612,000	Year End Roll	1/3/2017
2016	101	FV	290,600	800	4,750.	292,500	583,900	583,900	Year End	1/4/2016
2015	101	FV	274,400	800	4,750.	286,900	562,100	562,100	Year End Roll	12/11/2014
2014	101	FV	274,400	800	4,750.	266,600	541,800	541,800	Year End Roll	12/16/2013
2013	101	FV	274,400	800	4,750.	253,700	528,900	528,900		12/13/2012

!11157!

PRINT

Date	Time
12/11/20	01:21:33

LAST REV

Date	Time
05/14/18	08:33:18

apro

11157

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAFFE JONATHAN/	25341-531		5/15/1995		189,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2015	1689	Heat App	5,000					
12/12/2000	958	Addition	150,000	C				KITCHEN ADDITION/E

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2018	MEAS&NOTICE	BS	Barbara S
4/23/2018	Meas/Inspect	BS	Barbara S
11/21/2008	Meas/Inspect	201	PATRIOT
5/16/2002	Permit Visit	PM	Peter M
12/28/1999	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93286
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4750		Sq. Ft.	Site		0	80.	1.18	9									450,000						450,000	

Total AC/HA: 0.10904 | Total SF/SM: 4750 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,000 | Spl Credit | Total: 450,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT. PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28176892
Const Adj.:	0.98990101
Adj $ / SQ:	164.947
Other Features:	75020
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461093
Depreciation:	85763
Depreciated Total:	375329

COMMENTS

CRAWL SPACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

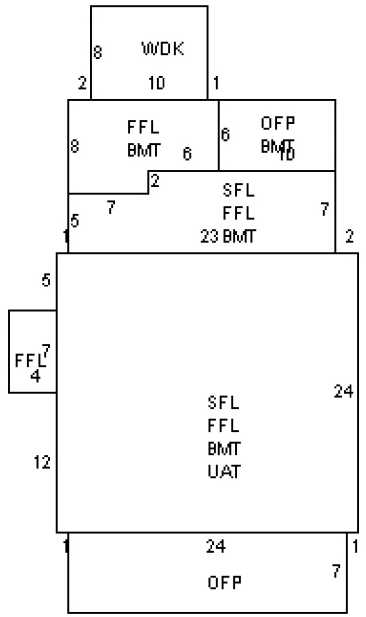
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.44
Special Features:	0	Val/Su Net:	123.09
Final Total:	375300	Val/Su SzAd	225.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	923	57.530	53,096
FFL	First Floor	891	164.950	146,968
SFL	Second Floor	771	164.950	127,174
OFP	Open Porch	228	23.500	5,357
UAT	Upper Attic	156	65.980	10,293
WDK	Deck	80	15.840	1,267

Net Sketched Area:	3,049			Total:	344,155
Size Ad	1662	Gross Are	3517	FinArea	1893

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0008-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	225	A	AV	1999	3.92	T	16	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700